
UNIVERSITI SAINS MALAYSIA

Second Semester Examination
2009/2010 Academic Session

April/May 2010

RPK 558 – Planning Law and Administration
[Perundangan dan Pentadbiran Perancangan]

Duration: 3 hours
[Masa: 3 jam]

Please check that this examination paper consists of FOUR pages of printed material before you begin the examination.

Sila pastikan bahawa kertas peperiksaan ini mengandungi EMPAT muka surat yang tercetak sebelum anda memulakan peperiksaan ini.

Students are allowed to answer all questions in English OR in Bahasa Malaysia.

Pelajar dibenarkan menjawab semua soalan dalam Bahasa Inggeris ATAU Bahasa Malaysia.

Answer **FOUR** questions only.

*Jawab **EMPAT** soalan sahaja.*

In the event of any discrepancies, the English version shall be used.

Sekiranya terdapat sebarang percanggahan pada soalan peperiksaan, versi Bahasa Inggeris hendaklah digunapakai.

1. (a) Explain the entitlement (scope of work) of a registered town planner according to Act 538: Town Planners Act 1995.

Jelaskan hak (bidang kerja) seseorang perancang bandar berdaftar mengikut Akta 538: Akta Perancang Bandar 1995.

- (b) Explain a code and ethic of professional conduct of a registered planner.

Jelaskan kod dan etika amalan perancang bandar berdaftar.

(25 marks/markah)

2. Explain of the process of preparing application for planning permission according to Section 21 of Town and Country Planning (Amendment) Act 1995.

Jelaskan proses penyediaan permohonan kebenaran merancang mengikut Seksyen 21 Akta Perancang Bandaran Desa (Pindaan) 1995.

(25 marks/markah)

3. (a) The Town and Country Planning (TCP) Act 1976 requires the local planning authority to take various matters into consideration when making decisions on applications for planning permission. Discuss. Can non-planning matters be taken into consideration? Explain.

Akta Perancangan Bandar dan Desa (PBD) 1976 memerlukan pihakberkuasa perancang tempatan mengambilkira beberapa perkara semasa membuat keputusan berkenaan permohonan kebenaran merancang. Bincang. Bolehkah perkara-perkara bukan perancangan diambilkira? Jelaskan.

- (b) Identify the various planning authorities created by the TCP Act 1976. Who has the ultimate power over planning matters?

Kenalpasti pelbagai pihakberkuasa perancangan yang diwujudkan oleh Akta PBD 1976. Siapakah memegang kuasa muktamad terhadap perkara-perkara berkenaan perancangan?

(25 marks/markah)

4. (a) The Town and Country Planning (TCP) Act 1976 provides for the preparation of several types of plans from the Federal to the Local level. State the functions or purpose of each type of plan. What power do the various planning authorities at the Federal, State and Local levels have over the preparation and approval of each type of plan?

Akta Perancangan Bandar dan Desa (PBD) 1976 memberi kuasa untuk menyediakan beberapa jenis rancangan dari peringkat Persekutuan sehingga Tempatan. Nyatakan fungsi atau tujuan setiap jenis rancangan. Apakah kuasa pelbagai pihak berkuasa perancangan di peringkat Persekutuan, Negeri dan Tempatan terhadap penyediaan dan kelulusan setiap jenis rancangan?

- (b) Is the State Authority obliged to follow the policies of the various plans formulated under the TCP Act 1976 when it makes decisions on land matters under other laws? Provide justifications for your answer.

Adakah Pihak berkuasa Negeri diperlukan mematuhi dasar-dasar di dalam pelbagai rancangan yang digubalkan di bawah Akta PBD 1976 semasa membuat keputusan berkenaan hal tanah di bawah undang-undang lain? Sila nyatakan justifikasi untuk jawapan anda.

(25 marks/markah)

5. In an effort to produce an efficient development plan, Town Planners from the private sector have to face competition not only from international planners but also from other profession that involves in property development. Discuss.

Dalam menghasilkan perancangan yang berkesan Perancang Bandar di sektor swasta terpaksa menghadapi persaingan daripada bukan hanya perancang bandar luar Negara malah daripada profesyen lain yang berkaitan dengan pembangunan hartanah. Bincangkan

(25 marks/markah)

6. (a) Briefly explain what are the steps taken by planning consultant during the process of planning permission application. Choose only **Two (2)** from the following stages below:-

- (i) Concept Plan
- (ii) Layout Plan
- (iii) Development Proposal Report
- (iv) Preliminary stage of submitting Planning Permission

*Terangkan secara ringkas tindakan yang perlu dilakukan oleh Perunding Perancang Bandar semasa menyediakan permohonan Kebenaran Merancang (KM). Pilih hanya **Dua(2)** daripada peringkat-peringkat di bawah:-*

- (i) *Pelan Konsep*
- (ii) *Pelan Susunatur*
- (iii) *Laporan Cadangan Pemajuan (LCP)*
- (iv) *Semasa mengemukakan Permohonan Kebenaran Merancang*

(15 marks/markah)

- (b) What does it mean by “compliance to the planning condition” during the process of planning permission?

Apakah yang dimaksudkan Tunai Syarat semasa proses permohonan Kebenaran Merancang?

(5 marks/markah)

- (c) Local Planning Authority faced the problems of planning consultant for not following the correct procedure of planning submission. Could you briefly discuss why?

Pihak Berkuasa Perancangan Tempatan menghadapi masala dengan perunding perancang yang tidak mengikut tata-cara permohonan perancang yang betul. Bincangkan secara ringkas mengapa?

(5 marks/markah)